

**Staff
Summary
Report**



**To: Mayor and City Council
Through: City Manager**

**Agenda Item Number 46
Meeting Date: 03/22/01**

SUBJECT: PHILLIPS FAMILY TRUST #SBD-2001.16

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request by Phillips Family Trust for a Final Subdivision Plat at 2715 South Hardy Drive.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request by **PHILLIPS FAMILY TRUST** (Robert L. Phillips, property owner) for a Final Subdivision Plat consisting of one lot on 1.24 acres located at 2715 South Hardy Drive. The following is requested from the City of Tempe:

SBD-2001.16 A Final Subdivision Plat consisting of one lot on 1.24 acres at 2715 South Hardy Drive.

Document Name: 20010322devsrh05

Supporting Documents: Yes

SUMMARY: This current request is to create a one-lot subdivision. The owner's intent is to create a separate lot for individual ownership. The proposed lot is part of a larger parcel and has access to a public street it also appears to comply with the technical standards of Subdivision Ordinance No. 99.21. The Planning Commission approved the proposal by a 4-0 vote on their consent agenda, at their meeting on February 27, 2001. Therefore, staff sees no technical problems with the plat and recommends approval and public input is not required.

RECOMMENDATION: Staff – Approval
Planning Commission – Approval
Public – Not Required

ATTACHMENTS:

1. List of Attachments
- 2-3 History & Facts / Description / Comments / Reason for Approval /
Conditions of Approval
- A. Location Map
- B. Subdivision Plat

HISTORY & FACTS:

November 15, 2000.

Design Review Board approved the building elevation, site plan and landscape plan for Phillips Family Trust.

February 27, 2001.

Planning Commission approved the Final Subdivision Plat by a 4-0 vote, on their consent agenda.

DESCRIPTION:

Owner – Robert L. Phillips (Trustee)
Applicant – Brooks Hersey & Associates, Mike O'Neill
Engineer – Brooks Hersey & Associates, Samuel Hersey Jr.
Existing zoning – I-2
Total site area – 1.24 net acres
Number of lots proposed – 1 Lot

COMMENTS:

This current request is to create a one-lot subdivision. The owner's intent is to create a separate lot for individual ownership. The proposed lot is part of a larger parcel and has access to a public street it also appears to comply with the technical standards of Subdivision Ordinance No. 99.21. Therefore, staff sees no technical problems with the plat and recommends approval and public input is not required.

RECOMMENDATION:

Staff – Approval, subject to conditions
Planning Commission – Approval

REASON(S) FOR APPROVAL:

1. The plat appears to conform with Subdivision Ordinance No. 99.21.

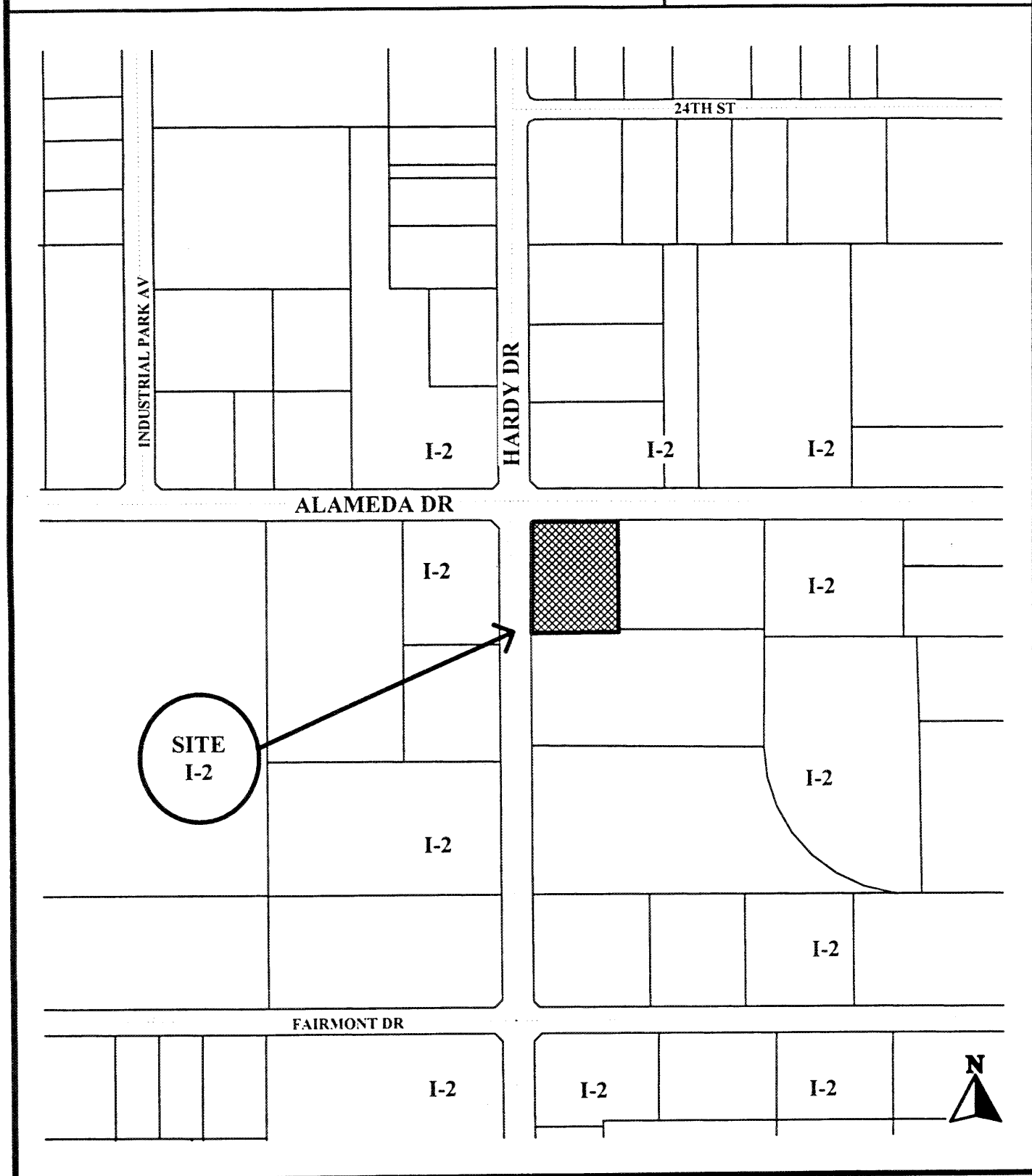
CONDITION(S) OF APPROVAL:

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.

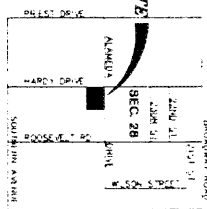
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
- 2. a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
- 3. No variances may be created by future property lines without the prior approval of the City of Tempe.
- 4. A Final Subdivision Plat shall be recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department prior to certificate of occupancy. Details of the document format shall be reviewed by the Planning Division staff within Development Services prior to recordation by the Maricopa County Recorder.

PHILLIPS FAMILY TRUST

SBD-2001.16

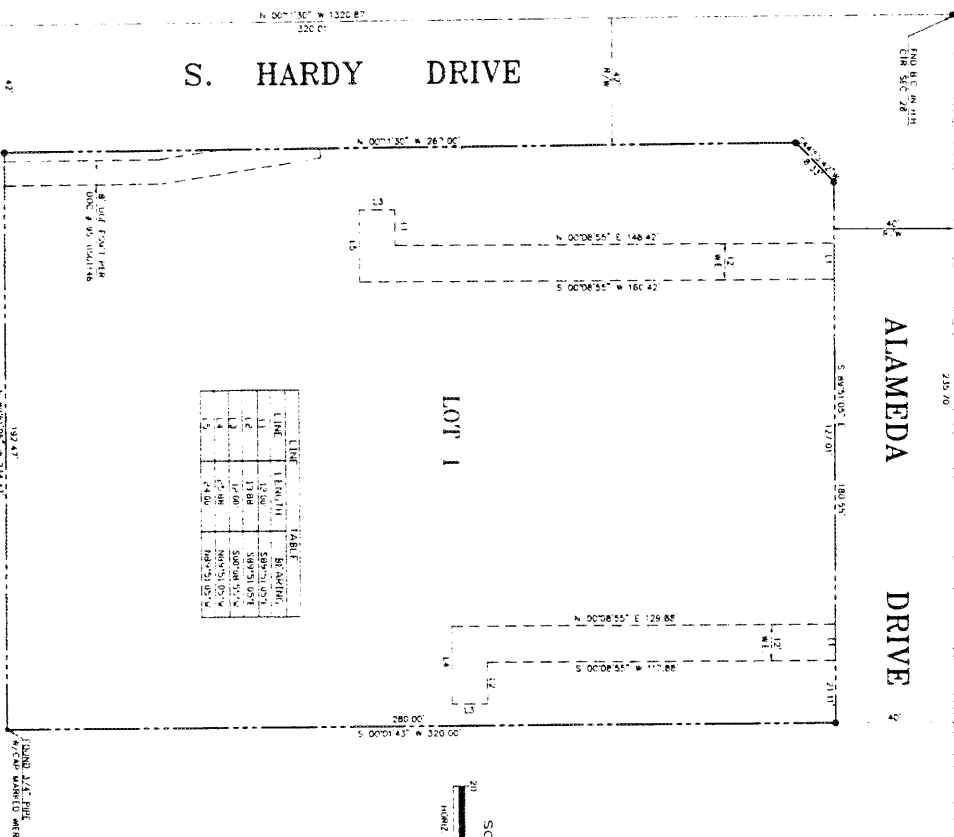


Location Map

VICINITY MAP NE 1/4

A FINAL PLAY FOR
"PHILIPS FAMILY TRUST"

OF PART OF THE S.E. 1/4 SECTION 28,
T-1-N, R-4-E, G.&S.R. B.&M. MARICOPA COUNTY, ARIZONA



ROOSEVELT ST.

	STATION	INCIDENT	DESCRIPTION
1			PROPERTY LINE
2			ADJACENT PROPERTY LINE
3			MONUMENT/CENTER LINE
4			ESSENTIAL LINE
5			FOUND BRASS CAP
6			SET PROPERTY CORNER 1/2
7			REMARK W/ CAP 15 11/20
8			NIGHT OF "WAT"
9			PUBLIC UTILITY ESSENTIAL
10			WATERLINE ESSENTIAL
11			UNDERGROUND ELECTRIC
12			CITY OF TULSA

FLOOD ZONE

THIS PARCEL IS WITHIN ZONE "SHOVED A" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP. MAP NUMBER 44013C, 2630 S. DATED SEPTEMBER 30, 1995. ZONE "SHOVED A" IS DESIGNATED AS BEING AT RISK OF 500- YEAR FLOOD, AREAS OF 100- YEAR FLOOD WITH AN ADJUST OF PLUS OR (LESS) THAN 1 FOOT ON CHANNELS AREAS LESS THAN ONE MILE, AND AREAS PROTECTED BY ELEVATED FROM 100- YEAR FLOOD AS DETERMINED BY THE FEMA UNDER THAT CIRCUMSTANCE.

BASIS OF BEARINGS

THE NORTH CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, T1N, R4E
TAKEN TO BE SOUTH 89°51'05" EAST.

AREA LISTING

53957 SQUARE FEET - 1.239 ACRES MORE OR LESS

GENERAL NOTES

ALL NEW OR RELOCATED UTILITIES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.

NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION PLANTED NOR BE ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPAIR THE FLOW OF WATER THROUGH THE EASEMENTS.

CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND LANDSCAPE.

THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF TUCUMCARI WATER SERVICE AREA AND HAS BEEN CATEGORIZED AS HAVING AN ASSIGNED WATER SUPPLY.

LEGAL DESCRIPTION

[illegible]

DEDICATION:

COUNTY OF MARICOPA)
S.S.

KNOW ALL MEN OF THESE PRESENTS

[illegible]

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

ON THIS _____ DAY OF _____, 2001 BEFORE ME, THE UNDERSIGNING
NOTARIAL PUBLIC, ROBERT L. PAUL, C/P, PERSONALLY APPEARED, WHO
ACKNOWLEDGED HIMSELF TO BE THE HOST OF PAUL, C/P, AND DECLARED HIS
PROBABLE FUTURE RESIDENCE TO BE THE ADDRESS OF PAUL, C/P, AND
THE ADDRESS OF THE MARICOPA COUNTY AND ARIZONA GOVERNMENT THAT HE AS HOST
EXERCISED HIS AUTHORITY FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREunto SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

BY CONNORS SMITH (XIPHIL)

APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF LEAVENWORTH, KANSAS
THIS DAY OF 2001

BY: _____

1

CITY CLERK

APPROVED BY THE CITY ENGINEER OF THE CITY OF TEMPE
DATE: MAY 01 2001

17M3

CITY ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF TAMPA
JUNE 15, 2001

1154

PLANNING DIRECTION

SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.



PHILLIPS FAMILY TRUST
TEMPE, ARIZONA
PLAY

DESIGN:	N/A
DRAWN:	ECO
CHECK:	SSH
SCALE:	
WORK:	1"=20'
VERT:	N/A

JAN 3 0 2001

SB0-2001.16